

108.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

985,000 / 985,000

USE VALUE:

985,000 / 985,000

ASSESSED:

985,000 / 985,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		LAWRENCE LN, ARLINGTON

## OWNERSHIP

Owner 1:	LIAKOS GEORGE/SVETLANA	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 21 LAWRENCE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

## PREVIOUS OWNER

Owner 1:	TERRIZZI SHELLEY -
Owner 2:	-
Street 1:	21 LAWRENCE LANE
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains 9,755 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 2662 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9755		Sq. Ft.	Site		0	70.	0.73	5									498,856						498,900	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										68900
										GIS Ref
										GIS Ref
										Insp Date
										08/31/18

!8469!

## USER DEFINED

Prior Id # 1:	68900
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:02:36
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	486,100	0	9,755.	498,900	985,000	985,000	Year End Roll	12/18/2019
2019	101	FV	350,100	0	9,755.	506,000	856,100	856,100	Year End Roll	1/3/2019
2018	101	FV	350,100	0	9,755.	377,700	727,800	727,800	Year End Roll	12/20/2017
2017	101	FV	350,100	0	9,755.	342,100	692,200	692,200	Year End Roll	1/3/2017
2016	101	FV	350,100	0	9,755.	327,800	677,900	677,900	Year End	1/4/2016
2015	101	FV	330,700	0	9,755.	277,900	608,600	608,600	Year End Roll	12/11/2014
2014	101	FV	330,700	0	9,755.	263,700	594,400	594,400	Year End Roll	12/16/2013
2013	101	FV	330,700	0	9,755.	250,900	581,600	581,600		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TERRIZZI SHELLE	43680-340		9/8/2004		570,000	No	No		
TERRIZZI ANGELO	31723-589		8/17/2000	Family		No	No	4	
	19965-138		7/1/1989		175,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2018		MEAS&NOTICE				CC	Chris C	
4/9/2009		Measured				189	PATRIOT	
9/20/2005		MLS				BR	B Rossignol	
1/5/2005		MLS				MM	Mary M	
11/29/1999		Mailer Sent						
10/27/1999		Measured				256	PATRIOT	
9/1/1991						PM	Peter M	

## ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	CC	Chris C
4/9/2009	Measured	189	PATRIOT
9/20/2005	MLS	BR	B Rossignol
1/5/2005	MLS	MM	Mary M
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type: 05 - Garrison	2	Rating: Good															
Sty Ht: 2 - 2 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:													
Foundation: 1 - Concrete			A 3QBth:	Rating:													
Frame: 1 - Wood			1/2 Bath: 1	Rating: Good													
Prime Wall: 4 - Vinyl			A HBth:	Rating:													
Sec Wall:		%	OthrFix:	Rating:													
Roof Struct: 1 - Gable			<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: WHITE			A Kits:	Rating:													
View / Desir:			Fpl: 1	Rating: Good													
<b>GENERAL INFORMATION</b>			WSFlue:	Rating:													
Grade: C - Average			<b>CONDOS INFORMATION</b>														
Year Blt: 1954	Eff Yr Blt:		Location:														
Alt LUC:		Alt %:	Total Units:														
Jurisdict:		Fact: .	Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>														
Avg Ht/FL: STD			Phys Cond: VG - Very Good	4.6	%												
Prim Int Wall: 2 - Plaster			Functional:		%												
Sec Int Wall:	%		Economic:		%												
Partition: T - Typical			Special:		%												
Prim Floors: 3 - Hardwood			Override:		%												
Sec Floors:	%		Total:	4.6	%												
Bsmnt Flr: 12 - Concrete			<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>											
Subfloor:			Basic \$ / SQ: 135.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:			Size Adj.: 1.21848941														
Electric: 3 - Typical			Const Adj.: 0.99989998														
Insulation: 2 - Typical			Adj \$ / SQ: 164.480														
Int vs Ext: S			Other Features: 110184														
Heat Fuel: 1 - Oil			Grade Factor: 1.00														
Heat Type: 1 - Forced H/Air			NBHD Inf: 1.00000000														
# Heat Sys: 1			NBHD Mod:														
% Heated: 100			LUC Factor: 1.00														
Solar HW: NO			Adj Total: 509561														
% Com Wall			Depreciation: 23440														
			Depreciated Total: 486121														
<b>MOBILE HOME</b>			Make:			Model:			Serial #:			Year:					
<b>SPEC FEATURES/YARD ITEMS</b>												Color:					
<b>PARCEL ID</b> 108.0-0002-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2005	0.00	T	11.2	101					
More: N	Total Yard Items:			Total Special Features:					Total:								